



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

EASTGATE TECHNOLOGY PARK MAINTENANCE ASSESSMENT DISTRICT

Annual Update for Fiscal Year 2007

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscaping & Lighting Act of 1972
of the California Streets & Highways Code**

Prepared For

City of San Diego, California

Prepared By

Boyle Engineering Corporation

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June 2006

CITY OF SAN DIEGO

Mayor

Jerry Sanders

City Council Members

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District 1 (Council President)

Kevin Faulconer
District 2

Toni Atkins
District 3

Anthony Young
District 4 (Council President Pro Tem)

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District 5

Donna Frye
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District 7

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Michael Aguirre

Chief Operating Officer

Ronne Froman

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

Hossein Ruhi

Assessment Engineer

Boyle Engineering Corporation

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EXHIBITS

- Exhibit A: District Boundary
- Exhibit B: Estimated Annual Expenses, Revenues & Reserves
- Exhibit C: Assessment Roll

Assessment Engineer's Report Eastgate Technology Park Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscaping and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the EASTGATE TECHNOLOGY PARK MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. _____ ,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Eastgate Technology Park
 Maintenance Assessment District

Apportionment Method: Net Parcel Area (NPA)

	FY 2006	FY 2007 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	35	35	--
Total Estimated Assessment:	\$136,875	\$136,875	--
<i>Zone 1</i>	\$136,586	\$136,586	--
<i>Zone 2</i>	\$289	\$289	--
<i>Zone 3</i>	\$0.00	\$0.00	--
Total NPA:	121.09	121.09	--
<i>Zone 1</i>	116.79	116.79	--
<i>Zone 2</i>	3.50	3.50	--
<i>Zone 3</i>	0.80	0.80	--
Assessment per NPA:			
<i>Zone 1</i>	\$1,169.50	\$1,169.50	\$1,169.50
<i>Zone 2</i>	\$82.58	\$82.58	\$82.58
<i>Zone 3</i>	\$0.00	\$0.00	\$0.00

⁽¹⁾ FY 2007 is the City's Fiscal Year 2007, which begins July 1, 2006 and ends June 30, 2007. Total Parcels Assessed, Total Estimated Assessment, and Total NPA may vary from fiscal prior year values due to parcel changes.

District History: The District was established in August 1986.

Annual Cost Indexing: Indexing of assessments is not permitted under the current apportionment methodology.

Bonds: No bonds will be issued in connection with this District

Background

The Eastgate Technology Park Maintenance Assessment District (District) was established in August 1986. The original Assessment Engineer's Report is on file in the City of San Diego (City) Clerk's office. The District funds the maintenance of landscaped medians, rights-of-ways, pedestrian easement areas, monument areas, and a public mini-park within the District.

District Proceedings for Fiscal Year 2007

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Procedural Ordinance of 1986" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscaping and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law").

The purpose of the proposed proceedings and this Assessment Engineer's Report is to update the District budget and assessments for Fiscal Year 2007.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The Boundary Map & Assessment Diagram for the District is on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego and by reference is made a part of this report. The Boundary Map & Assessment Diagram is available for public inspection during normal business hours. The

District boundary is depicted in Exhibit A.

Project Description

The project to be funded by the proposed assessments is the maintenance of landscaped medians, rights-of-ways, pedestrian easement areas, monument areas, and a public mini-park within the District.

The engineering drawings for the improvements maintained by the District are on file at Map Records in the City Engineer's office and are incorporated herein. The specifications for maintenance to be performed are contained in City contracts on file with the City Clerk and the Park and Recreation Department. The specifications are available for public inspection during normal business hours.

Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (29¢ per square foot of landscaped median and 11.81¢ per square foot of hardscaped median). These cost allocations, reviewed and adjusted annually by the City, are considered to be "general benefits" administered by the District. All other maintenance, operations, and administration costs associated with the District, which exceed the City's contribution to the public at large, are accordingly considered to be "special benefits" funded by the District.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2007 annual expenses, revenues, reserves, and assessments (provided by the City) for the District are included as Exhibit B hereto.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process, similar to these

proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. The current maximum authorized assessment established in 1986 is not authorized to be indexed (increased or decreased) without a vote of the affected property owners.

Method of Apportionment

Estimated Benefit of the Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the local Community Plan establish several goals for the community's transportation system. The improvements being maintained by this District are consistent with the plans' goals for public safety and pleasing aesthetics.

Apportionment Methodology

As shown in Exhibit A, the District has been divided into three (3) zones for benefit apportionment purposes. The total cost for maintenance of District improvements will be assessed to the various parcels within the District in proportion to the net parcel area (NPA) of each a parcel within a zone in relationship to the total NPA of all the parcels within the zone.

The NPA calculated for each property can be found in the Assessment Roll (Exhibit C).

Summary Results

The District boundary is presented in Exhibit A.

An estimate of the costs of the improvements provided by the District is included as Exhibit B to this report.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the NPA and Fiscal Year 2007 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2007 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE

C 52792

Carolyn R. Crull

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

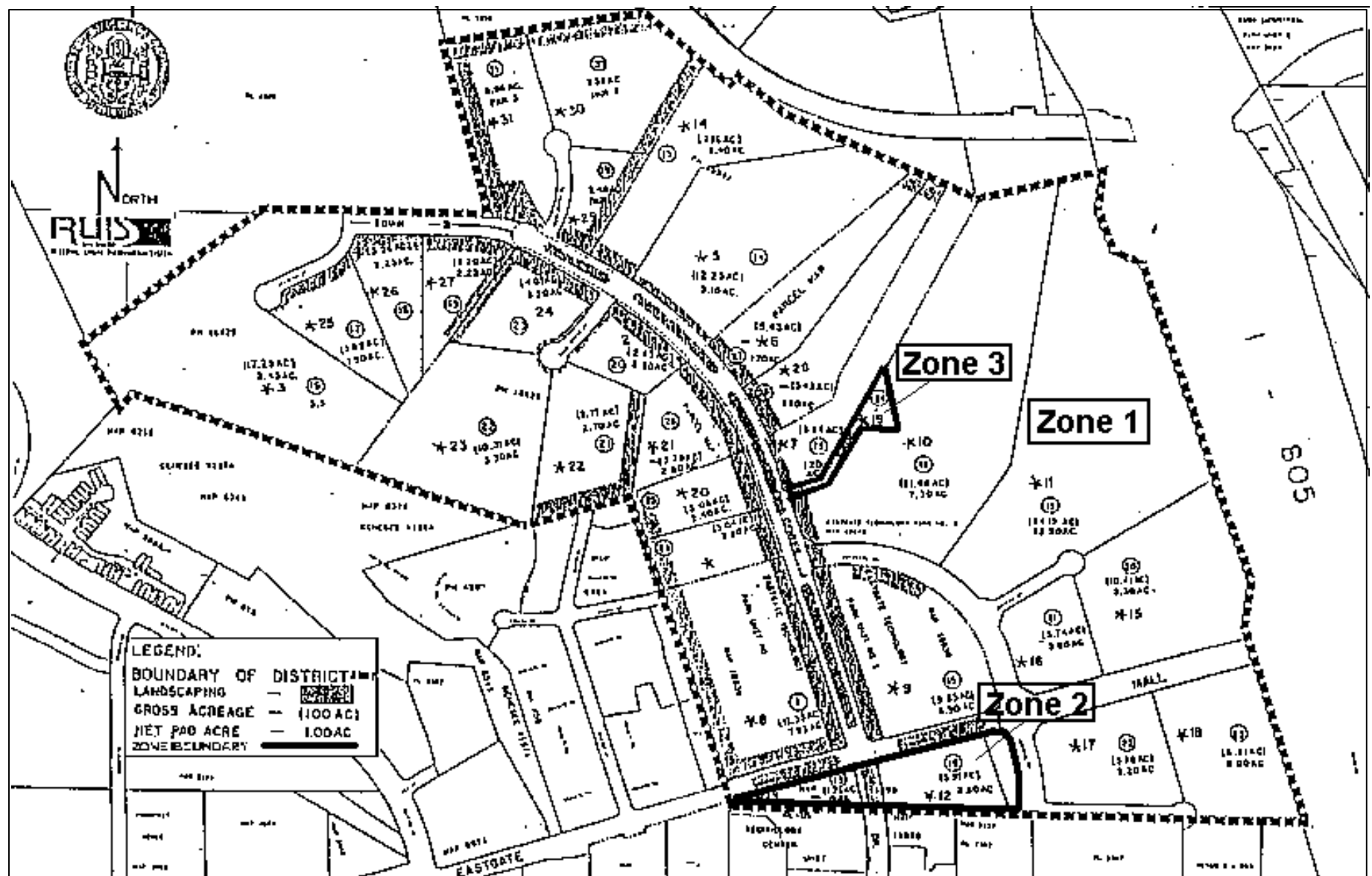
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram was recorded in my office on the _____ day of _____, 2006.

Hosseini Ruhi, SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



EASTGATE TECHNOLOGY PARK **Maintenance Assessment District**

EXHIBIT A

EXHIBIT B

EXHIBIT B - Estimated Annual Expenses, Revenues & Reserves

Eastgate Technology Park - Fund No. 70229

	FY 2005 BUDGET	FY 2006 BUDGET	FY 2007 REVISED
BALANCE FROM PRIOR YEAR	\$ 103,437.00	\$ 144,672.00	\$ 155,951.00
REVENUE			
Assessments	\$ 123,297.00	\$ 123,297.00	\$ 136,875.00
Interest	\$ 3,510.00	\$ 3,200.00	\$ 2,500.00
Environmental Growth Fund	\$ -	\$ -	\$ -
Gas Tax Fund	\$ 3,313.00	\$ 5,127.00	\$ 5,358.00
General Fund			
Miscellaneous			
TOTAL REVENUE	\$ 130,120.00	\$ 131,624.00	\$ 144,733.00
TOTAL BALANCE AND REVENUE	\$ 233,557.00	\$ 276,296.00	\$ 300,684.00
EXPENSE			
OPERATING EXPENSE			
Personnel	\$ 39,919.00	\$ 21,653.00	\$ 17,504.00
Contractual	\$ 113,129.00	\$ 86,524.00	\$ 94,972.00
Incidental	\$ 29,082.00	\$ 19,066.00	\$ 19,089.00
Utilities	\$ 43,732.00	\$ 40,975.00	\$ 37,952.00
TOTAL OPERATING EXPENSE	\$ 225,862.00	\$ 168,218.00	\$ 169,517.00
RESERVE			
Contingency Reserve	\$ 7,695.00	\$ 108,078.00	\$ 131,167.00
TOTAL RESERVE	\$ 7,695.00	\$ 108,078.00	\$ 131,167.00
BALANCE	\$ -	\$ -	\$ -
TOTAL EXPENSE AND RESERVE	\$ 233,557.00	\$ 276,296.00	\$ 300,684.00

EXHIBIT C

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.